

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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FEB 08 2022
DEPARTMENT OF
WATER RESOURCES

Notice of Change in Water Right Ownership

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #6 of the instructions. DE✓

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
95-218 ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Lavoie Holding Company LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Todd and Katharine Ringwood
New owner(s) as listed on the conveyance document
- Name connector ☒ and ☐ or ☐ and/or
- 20335 SE 136th St Issaquah WA 98027
Mailing address City State ZIP
- 206947 8899 K.ringwood@live.com
Telephone Email

4. If the water rights and/or adjudication claims were split, how did the division occur?
- ☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
- ☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: 10/29/2021

6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).

7. This form must be signed and submitted with the following **REQUIRED** items:
- ☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
- ☐ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
- ☐ Filing fee (see instructions for further explanation):
- ☐ \$25 per *undivided* water right.
 - ☐ \$100 per *split* water right.
 - ☐ No fee is required for pending adjudication claims.
- ☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
- ☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: Katharine Ringwood Title, if applicable _____ Date: 1/28/22
Signature of new owner/claimant
- Signature: Todd M. Ringwood Title, if applicable _____ Date: 1/28/22
Signature of new owner/claimant

For IDWR Office Use Only:

Received by _____ Date _____ Receipt No. _____ Receipt Amt. N/A

Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐

Name on W-9 _____ Approved by _____ Processed by [Signature] Date 2-16-22

JIM BRANNON 2 P 2868598000
KOOTENAI COUNTY RECORDER
BMH 10/29/2021 1:30 PM
REQ OF NORTH IDAHO TITLE COMPANY-
COEUR D'ALENE- RW
RECORDING FEE: \$15.00 DD
Electronically Recorded

Escrow No.: N-59215

WARRANTY DEED

FOR VALUE RECEIVED, Lavoie Holding Company LLC, an Idaho Limited Liability Company,

Hereinafter called Grantor, does hereby grant, bargain, sell and convey unto **Todd Matthew Ringwood and Katharine De Morgan Ringwood, husband and wife, as community property with right of survivorship**, Grantee, whose address is: 20335 SE 136th Street, Issaquah, WA 98027 the following described premises, County of Kootenai, State of Idaho to-wit:

Beginning at the Meander Corner, between Sections 10 and 11, Township 51 North, Range 3 West, Boise Meridian, Kootenai County, Idaho. Said point is marked by a stake which a fifteen inch pine tree bears North 53° East 30.03 feet, marked M.C. TW.51 N., R. 3 W., S 10, B.T.;

Thence South 00°02' East 238 feet, to a stake;

Thence North 52°20' West 207 feet to a stake on shore of Hayden Lake.

Thence North 55°20' East, 200 feet along lake shore to the place of beginning, being a portion of Government Lot 6, Section 10, said Township and Range.

AND

That part of Government Lot 6, Section 10, Township 51 North, Range 3 W.B.M., Kootenai County, Idaho, described as follows: Beginning at the Meander Corner between Sections 10 and 11 of said Township and Range, said point is marked by a stake from which a fifteen inch pine tree bears North 53° East 30.3 feet, marked M.C. TW.51 N., R. 3 W., S 10, B.T.;

Thence South 00°02' East 238 feet, to a stake, The True Point of Beginning;

Thence continuing South 00°02' East 100 feet;

Thence North 52°20' West to Shore of Hayden Lake;

Thence Northeasterly along Lake Shore to a point which is North 52°20' West 207 feet from the point of beginning;

Thence South 52°20' East 207 feet to the True Point of Beginning.

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NOV 06 2021
IDAHO COUNTY DEED

BY: _____

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), his/her/their heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that he/she/they is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject to those made, suffered or done by the Grantee(s); current taxes, levies, assessments, easements, reservations and rights of way of view and covenants, conditions, restrictions, easements, reservations, dedications, rights of way and agreements of record and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

DATED. October 27, 2021

Lavoie Holding Company LLC

By: Bob MacDonald

Bob MacDonald, Member/Manager

STATE OF IDAHO

COUNTY OF FOOTER

) ss.

On this 28th day of Oct, 2021, before me,
a Notary Public in and for said State, personally appeared

Bob MacDonald, Manager

known or identified to me to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same, AS Manager of Lavoie Holding LLC.

Notary in and for said County and State

Residing at: Hansen ID

Commission Exp.: 2-24-22

JACQUELINE SERGEANT
COMMISSION #29426
NOTARY PUBLIC
STATE OF IDAHO

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NOV 16 2021
ID - Warranty Deed

BY: _____

North Idaho Title Insurance, Inc.

601 E. Front Avenue
Suite 204
Coeur d'Alene, ID 83814
(208) 765-3333

File Number: **N-59215**
Loan Amount: **\$700,000.00**
Sales Price: **\$1,000,000.00**
Close Date: **10/29/2021**

BUYER(S) CLOSING STATEMENT

Type: **Sale**
Property: **7929 E. LEES POINT RD.
HAYDEN, ID 83835 (KOOTENAI)**

Buyer(s): **TODD MATTHEW RINGWOOD AND KATHARINE DE MORGAN RINGWOOD
20335 SE 136th Street
Issaquah, WA 98027**

Seller(s): **LAVOIE HOLDING COMPANY LLC, AN IDAHO LIMITED LIABILITY COMPANY**

Lender: **Bank of America
10400 NE 4th Street, Bellevue, WA 98004**

Description	Debit	Credit
Deposits, Credits, Debits		
Sale Price of Property	\$1,000,000.00	
Lender Credit from Bank of America		\$2,757.00
Earnest Mopney deposit from Todd Matthew Ringwood and Katharine De Morgan Ringwood		\$25,000.00
Prorations		
County taxes 1/1/2021 to 10/29/2021 @ \$6,096.22/Year		\$5,046.32
Solid Waste (Paid) 10/29/2021 to 1/1/2022 @ \$88.00/Year	\$15.16	
New Loans		
Loan Amount		\$700,000.00
Origination Charge \$650.00	\$650.00	
Appraisal Fee to Bank of America (POC \$1,020.00 by Todd Mathew Ringwood and Katharine De Mo)	\$580.00	
Credit Report to Bank of America (POC \$30.00 by Todd Mathew Ringwood and Katharine De Mo)		
Life of Loan Flood Monitoring to Bank of America	\$8.00	
Tax Service to Bank of America	\$79.00	
Flood Certification to Bank of America	\$3.75	
Prepaid Interest (40.7500 per day from 10/29/2021 to 11/1/2021)	\$122.25	
Homeowner's Insurance Premium to	\$898.00	
Homeowner's Insurance \$74.83 per month for 3 mo.	\$224.49	
Property Taxes \$515.35 per month for 7 mo.	\$3,607.45	
Flood 3 months @ \$52.83 per month	\$158.49	
Aggregate Adjustment	-\$255.31	
Flood Insurance Premium to	\$634.00	
Title Charges		
Title - Lender's coverage \$700,000.00 Premium \$768.00 to North Idaho Title Insurance, Inc.	\$768.00	
Title - ALTA 22-06 (Location) Endorsement(s) to North Idaho Title Insurance, Inc.	\$0.00	
Title - ALTA 8.1-06/CLTA 110.9-06 (1-4 Family) Endorsement(s) to North Idaho Title Insurance, Inc.	\$10.00	
Title - ALTA 9-06 (Residential) Endorsement(s) to North Idaho Title Insurance, Inc.	\$30.00	
Title - Closing Protection Coverage Endorsement(s) to North Idaho Title Insurance, Inc.	\$25.00	
Title - Express delivery service fees to North Idaho Title Insurance, Inc.	\$15.00	
Title - Settlement or closing fee \$3,035.00 to North Idaho Title Insurance, Inc.	\$1,517.50	
Title - E-Recording Service Fee to Simplifile	\$8.50	
Title - EWC Edocs Fee to North Idaho Title Insurance, Inc.	\$25.00	
Government Recording and Transfer Charges		
Recording fees: Deed \$15.00	\$15.00	

Mortgage \$45.00	\$45.00	
Additional Settlement Charges		
Dock and Water permits to	\$300.00	
Signing Fee to ASAP Signing Service	\$200.00	
Totals	\$1,009,684.28	\$732,803.32

Balance Due FROM Buyer: \$276,880.96

APPROVED AND ACCEPTED

BUYER(S)


TODD MATTHEW RINGWOOD


KATHARINE DE MORGAN RINGWOOD